

## Frequently Asked Questions

The following is a guide to some frequently asked questions which we hope will assist any initial questions you may have.

### PLANNING CONSIDERATIONS

***The site is not allocated for residential development within the adopted Local Development Plan. There is already too much development within the area. Why should we support development on this site?***

Perth and Kinross Council (PKC) is currently not meeting its housing land requirement as set out in the adopted Local Development Plan. Currently, PKC has a significant shortfall against its Housing Land Requirement and is not maintaining a 5-year housing land supply. We believe the proposal for new homes at Kinross will assist the Council to maintain a five-year effective housing land supply, as required by the Scottish Government.

***The site was previously allocated in the Local Development Plan 1 (2013) and later dropped by the Examination Reporter, why should we support development of this site?***

During an earlier local plan review, PKC had initially supported the site as a preferred allocation in LDP1, until it was later dropped by the Examination Reporter due to concerns about the potential effects of any new access road on Davies Park. It was recognised that a masterplan could help to address concerns and the emerging proposals therefore seek to identify a deliverable strategy in this regard.

Planning policies allow unallocated land to be considered for development through the development management process.

A number of technical assessments are being undertaken to ensure that issues such as access are resolved before development takes place. These assessments will also seek to respond to any other outcomes from the previous local plan review.

The proposal will provide new opportunities for play, creating new areas of open space incorporating play park facilities.

The development of the site offers the opportunity to establish new and robust settlement boundaries. At present, development already extends right up to the M90 elsewhere in Kinross. We believe the development of the residential proposal is in keeping with the existing built form of Kinross and is a logical infill development within the town.

***What are the proposals for Davies Park?***

At this stage no definitive proposals have been made but we welcome comments from the community about how the park can be integrated within the overall development. There are opportunities to look at the arrangement of this space and how it can be enhanced with new and improved park facilities and other recreational facilities. It is not intended to lose the park but we would like to explore options with the community about opportunities to enhance the park as part of our proposals for the site.

The feedback received during the online event highlighted concerns in relation to the impact the proposal may have on Davies Park.

Since then, Miller have investigated an alternative access, as presented on the Updated Indicative Development Framework which locates access to the south of the site to avoid the play park altogether.

We believe this route will preserve the setting of Davies Park, ensuring the location of the playpark facilities remain. Open space provision continues to be made; we welcome feedback about how areas of open space and play park / recreational facilities can best be provided for and used by the community.

Furthermore, the revised access arrangement will allow for the existing pedestrian access via Springfield Road to be retained. Ultimately, we believe this brings forward a suitable solution, preserving the current playpark facilities and allows for an enlarged area of open space to be proposed.

**What is the proposal for the core path?**

There are no proposals for the core path. It is to remain as it is.

**What benefits are there from the development?**

The development will bring a number of benefits e.g.

- Davies Park is located to the south of the site which is of known community interest. Miller Homes are committed to retaining play park facilities within the proposal.
- If brought forward, the proposal would also propose to safeguard land for the delivery of a new community facility, such as a GP / Dentist surgery, if required.
- In the shorter term, the development will create many jobs during the construction phase; a proportion of these jobs and employment opportunities can often be local to the area. Furthermore, construction will help to sustain local shops and services. New home owners will also bring expenditure in to the local area to support existing and new commercial and social facilities.
- Development of new homes will attract new families into the area. This growth in population ensures all new and existing local facilities and amenities continue to be maintained.
- The location of the site allows it to benefit from existing amenities and the proposals intends to incorporate new facilities for the community within the development. The proposal aims to contribute positively to help establish a resilient '20-minute' neighbourhood in line with Scottish Government aspirations as set out in the draft National Planning Framework (NPF4).
- Miller Homes is keen to work with communities and has established a Community Fund. It is an exciting initiative that gives communities the chance to apply for a donation towards community initiatives. The fund will focus on causes that: are linked to education / promote well-being / promote the environment / encourage participation in sport. Miller already works with communities to support groups such as sports clubs, Scouts; community fayres and local businesses.

### **What type of homes would be built?**

The final layout and the detail of the house types will be considered at a later detailed planning application stage, following the granting of Planning Permission in Principle (PPP). However, it is likely that the development will provide for a mix of two, three and four-bedroom detached and semi-detached homes suitable for a range of buyers, including first-time buyers and families. At least 25% of the new housing would be for affordable homes which would be delivered either jointly with PKC or a Registered Social Landlord / Housing Association.

### **IMPACT ON LOCAL SERVICES**

#### **The proposal will put pressure on the existing capacities of local schools. How will the local schools be able to support the level of development proposed?**

An Education Statement is being prepared to inform the planning application. The purpose of this Statement is to assess the extent of any potential impact of the development on the local catchment schools and whether additional capacity may be required.

Developer contributions will be made, in accordance with prevailing planning policy and guidance, to offset any impact on existing education infrastructure.

Separately, there is an opportunity to create a community facility within the site; this could accommodate uses such as a Doctor / Dentist surgery, community hall etc. We would welcome feedback from the community about this.

### **CONSULTATION**

#### **What consultation is being carried out?**

The current proposals were first introduced in a public meeting with the Kinross Community Council on 27<sup>th</sup> September. Thereafter an online consultation event was held on 29<sup>th</sup> September. A further public in-person meeting is being held on 26<sup>th</sup> October, taking into account initial feedback received, at the **Millbridge Hall** from **3:30pm - 8pm** on **Wednesday 26<sup>th</sup> October 2022**.

It is considered that consultation that involves both online and face to face will help to optimise opportunities for interested parties to review and provide comments on the emerging proposals.

#### **Why does the Proposal of Application Notice (PAN) redline boundary include land that might not be needed for development?**

We have submitted a Proposal of Application Notice (PAN) to PKC outlining our approach to pre-application consultation with the community. It establishes that we may make an application for planning permission. A redline plan is required to be submitted to identify the area where development is proposed. It is not at this stage a definitive site boundary but does allow consultation to be carried out in relation to land that is located within the redline. This is not unusual and any application boundary can be refined at the point when an application is made, taking into account technical surveys, assessments and consultation feedback.

## TECHNICAL MATTERS

### Traffic and Access

#### **The existing road network is already busy. What measures will be implemented to ensure there is no further adverse impact upon the local road network?**

A Transport Assessment is being prepared to support the planning application for the proposal. This will a survey of existing traffic in the area to properly quantify any issues and to provide a robust baseline assessment. The Transport Assessment will consider the potential traffic generation of the proposed development and how vehicles will use the local road network. Importantly, it will identify an access as well as opportunities to enhance non-vehicular routes.

#### **How will the site be accessed?**

The site is in a sustainable location with good access to surrounding services and amenities. The proposal provides direct pedestrian access to the wider Kinross area, increasing connectivity and walkability.

At this stage, a definitive access strategy has not been finalised but access into the site is being considered via Springfield Road. This location has some benefit having regard to proximity to the M90 and other services in this area. Following feedback received to date, a new dedicated access south of the play park is being assessed. Access will continue to be reviewed as matters progress.

### Landscape and Visual impact

#### **The site is within a sensitive landscape setting out with the settlement boundary – how will you address this?**

We are carrying out a Landscape and Visual Impact Assessment, which will include visualisations of the final proposal from identified surrounding viewpoints. The Assessment will identify the character of the existing landscape and establish how the proposed development can best fit within it.

### Ecology

#### **What assessment has been done of wildlife and ecology?**

A Preliminary Ecological Appraisal is being prepared to help inform and support the planning application. This appraisal will include a Phase 1 Habitat Survey which will determine the presence or otherwise of existing habitats and any potential for wildlife within the site. If there is considered to be potential for the presence of protected species, further surveys will be undertaken to confirm this. Any required mitigation measures will be incorporated in the final proposal. The proposals create opportunities to improve biodiversity through the retention and creation of woodland areas, landscaping and gardens to houses.

### Water Environment

#### **The proposal will increase flooding within the area.**

A Flood Risk Assessment and Drainage Strategy is being prepared to inform and support the planning application. These reports will identify any mitigation measures (including provision

of SuDS) that will be incorporated into the final proposal. This will ensure the proposal is not at risk of flooding and will not increase the risk of flooding elsewhere.

The drainage strategy will pay particular regard to the Loch Leven Special Protection Area (SPA).

The proposals make provision for two SUDS features within the site to store and treat surface water before it is discharged into water courses; at acceptable discharge rates to avoid any flood risk.

Furthermore, Miller Homes has received confirmation from Scottish Water that there is sufficient capacity in the Kinross Waste Water Treatment Works (WWTW). Miller are determined to ensure a robust drainage strategy is achieved to avoid any future drainage problems caused by new development.

## **Noise**

### **How will noise from the M90 be addressed?**

A Noise Impact Assessment is being prepared to inform and support the proposal. This will identify any mitigation measures that will be incorporated into the over the final proposal, such as noise barriers, building design and layout. At this stage, the Indicative Development Framework has already made provision for planting / acoustic screening along the western edge as a potential noise mitigation measure. Development will need to be located where acceptable noise levels can be achieved.

## **Air Quality**

### **How will good air quality be achieved in this location? And how will pollution arising from the development affect the area?**

An air quality impact assessment is being carried out to inform and support the proposal. Any development will be required to ensure that air quality levels are within acceptable levels before planning permission can be granted.

## **NEXT STEPS**

### **What happens next?**

Technical Assessments associated with the proposal are still being progressed and will help to inform the proposal.

In the meantime, since our online Pre-Application Consultation event the project team have been reviewing feedback received to determine how the proposal could be updated to take this feedback into account. We are considering all issues raised, and hope that the proposals can respond positively to comments received.

We would ask for any further comments to be submitted prior to 11<sup>th</sup> November to allow these to be considered and addressed in any subsequent layout revisions.

### **How is my feedback recorded?**

Comments gathered from the consultation process will be considered and set out in a Pre-Application Consultation (PAC) Report. Comments will not be attributable to individuals in accordance with data privacy and confidentiality provisions. The PAC report will be submitted with the planning application and will be available to inspect at that time.

